

## Lincoln Close, Grantham, Lincolnshire, NG31 8RQ

Guide Price £310,000

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- Favoured Barrowby Gate Location Upgraded & Improved To A High Specification
- Detached Family Residence
- Brick Base Upvc Conservatory & Modern Kitchen
- Double Width Driveway & Single Garage
- Impressive Plot & Quiet Cul de Sac Position
- Upgraded & Improved To A High Specification
- Lounge & Separate Dining Room With Multi Fuel Stove & Kardean Floor Covering
- Replacement Fascias, Facade Soffits & Water Goods
- Gas Radiator Heating With Replaced Gas Boiler



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide Price £310,000 (Please Quote RS0119) This impressive detached family residence enjoys a quiet Cul de Sac position and generous plot with a favourable aspect. It has been meticulously upgraded to offer a high specification & decorative finish throughout.

The internal accommodation briefly comprises Entrance Hallway, Lounge with Multi Fuel Burner, Dining Room, Conservatory, Kitchen, First Floor Landing, Three Bedrooms, Family Bathroom & Single Garage with Recently fitted remote roll up door.

Outside the property benefits from a generous plot with front gardens, double width driveway, outside BBQ area with sheltering canopy & impressive enclosed rear gardens.

The property has had replacement low maintenance facade, water goods, gas heating boiler, consumer unit, Karndean flooring, cavity wall insulation, loft insulation, old water tanks have been replaced with a modern pressurised system.

Internal viewing is considered essential.